

ZONING BOARD OF APPEALS DECISION GRID
February 18, 2010

CASE #	ADDRESS	RECORD OF VOTE	WALKER	KHALEEL	VAN DUSEN	O'DONNELL	TOBIN	HANNA	BOSEK
V-042-09-10	100 Fernwood Avenue	5-0-0	Grant	Absent	Absent	Grant	Grant	Grant	Grant
V-043-09-10	713-729 Lake Avenue	The application was adjourned to allow the applicant to address numerous concerns regarding the existing use of the subject property. The problems include the storage of material and debris on the site and the storage of excessive number of vehicles on site which are in different stages of disrepair. The applicant should submit a revised site plan to the Manager of Zoning showing the proposed changes to the site, including any new landscaping and screening. In addition, the applicant should also submit revised Statement of Income and Expense itemizing all his claimed financial expenses. Because the sales use is under enforcement, the required information must be submitted to the Zoning Office by March 18, 2010 for the ZBA public hearing of March 25, 2010.							
P-001-09-10	134 Spencer Street	5-0-0	Overturn CNC Decision	Absent	Absent	Overturn CNC Decision	Overturn CNC Decision	Overturn CNC Decision	Overturn CNC Decision
V-044-09-10	171-175 Genesee Street	The application was adjourned to the March 25, 2010 hearing to enable the applicant to provide additional information on the proposed detached sign with regards to design and color of the sign. The Board felt that the proposed sign should be consistent with the architecture and material of the building. The sign, as was submitted at the February 18, 2010 hearing, had more of commercial design and look than for that of a church use.							
V-045-09-10	630 Brooks Avenue	4-1-0	Grant	Absent	Absent	Deny	Grant	Grant	Grant
V-046-09-10	527-531 Monroe Avenue	4-1-0	Grant	Absent	Absent	Deny	Grant	Grant	Grant
V-047-09-10	985-997 N. Clinton Avenue	5-0-0	Grant w/Condition	Absent	Absent	Grant w/Condition	Grant w/Condition	Grant w/Condition	Grant w/Condition

134 Spencer Street/P-001-09-10:

The Board **overturned** the Director of Zoning denial of a Certificate of Nonconformity to maintain use of the property as a two family. Pursuant to Section 120-199G(4) of the Zoning Code, the Board granted the applicant's request to extend the period of abandonment/discontinuance thereby allowing the applicant to legalize use of the house as a two family dwelling.

985-997 N. Clinton Avenue/V-047-09-10:

The Board approved the following three (3) signs: (1) a 4' X6'X11' high detached (pole) sign; (2) a 4' X 6' attached (wall) sign above doorway facing N. Clinton Avenue; and (3) 4' X 6' attached (wall) sign facing the parking lot on the south side of the building.